

## CLAIMS

I claim:

1. A project management system, said system comprising:

technical infrastructure means for receiving, storing, and exchanging information; and

function management means, coupled to said technical infrastructure means, for managing at least one of a plurality of project functions utilizing information stored in said technical infrastructure means.

2. A project management system as described in Claim 1 wherein said management system is facilitated by e-commerce.

3. A project management system as described in Claim 1 wherein said plurality of functions include design, bidding, building or construction, and maintenance functions.

4. A project management system as described in Claim 2 wherein:

said plurality of functions include design, bidding, building or construction, and maintenance functions; and

said at least one plurality of project functions comprises means for collaborating bids between owners, architects, engineers, general contractors, subcontractors, suppliers and building product manufacturers.

5. A project management system as described in Claim 3 wherein said bidding function comprises:

means for preparing bid documents by architects and owners;

means for evaluating and re-packaging said bid documents into bid packages by general contractors;

means for distributing said bid packages to subcontractors by said general contractors;

means for performing quantity take-offs and soliciting request for quotes from suppliers, wholesalers and building product manufacturers by said subcontractors;

means for preparing bids by said suppliers, wholesalers and building product

10 manufacturers and for submitting said bids to said subcontractors;  
means for evaluating request for quotes and compiling bids by said subcontractors for  
submitting to said general contractors;  
means for evaluating bids received from said subcontractors and for compiling totals  
into a base bid by said general contractors; and  
15 means for submitting said base bid by said general contractors to said owners and  
architects.

6. A project management system as described in Claim 5 wherein said bidding function further  
comprises:

means for awarding contracts to general contractors by said owners and architects; and  
means for further awarding contracts to said subcontractors by said general contractors.

7. A project management system as described in Claim 4 wherein said bidding function  
comprises

means for preparing bid documents by architects and owners;  
means for evaluating and re-packaging said bid documents into bid packages by general  
contractors;  
means for distributing said bid packages to subcontractors by said general contractors;  
means for performing quantity take-offs and soliciting request for quotes from  
suppliers, wholesalers and building product manufacturers by said subcontractors;  
means for preparing bids by said suppliers, wholesalers and building product  
10 manufacturers and for submitting said bids to said subcontractors;  
means for evaluating request for quotes and compiling bids by said subcontractors for  
submitting to said general contractors;  
means for evaluating bids received from said subcontractors and for compiling totals  
into a base bid by said general contractors; and  
15 means for submitting said base bid by said general contractors to said owners and  
architects.

8. A project management system as described in Claim 7 wherein said bidding function further comprises

means for awarding contracts to general contractors by said owners and architects; and

means for further awarding contracts to said subcontractors by said general contractors.

9. A project management system for managing a plurality of functions for the real estate, development, building and construction industries, said system comprising:

technical infrastructure means for receiving, storing, and exchanging information; and

function management means, coupled to said technical infrastructure means, for managing at least one of said plurality of functions utilizing information stored in said technical infrastructure means, and for updating, maintaining, exchanging and manipulating said information in said technical infrastructure means.

10. A project management system as described in Claim 9 wherein said management system is facilitated by e-commerce.

11. A project management system as described in Claim 9 wherein said plurality of functions include design, bidding, building or construction, and maintenance functions.

12. A project management system as described in Claim 10 wherein said plurality of functions include design, bidding, building or construction, and maintenance functions.

13. A project management system as described in Claim 9 wherein said bidding function comprises:

means for preparing bid documents by architects and owners;

means for evaluating and re-packaging said bid documents into bid packages by general contractors;

means for distributing said bid packages to subcontractors by said general contractors;

means for performing quantity take-offs and soliciting request for quotes from suppliers, wholesalers and building product manufacturers by said subcontractors;

means for preparing bids by said suppliers, wholesalers and building product

- 10 manufacturers and for submitting said bids to said subcontractors;  
means for evaluating request for quotes and compiling bids by said subcontractors for submitting to said general contractors;  
means for evaluating bids received from said subcontractors and for compiling totals into a base bid by said general contractors; and
- 15 means for submitting said base bid by said general contractors to said owners and architects.

14. A project management system as described in Claim 13 wherein said bidding function further comprises

- means for awarding contracts to general contractors by said owners and architects; and  
means for further awarding contracts to said subcontractors by said general contractors.

15. A project management system as described in Claim 10 wherein said bidding function comprises:

- means for preparing bid documents by architects and owners;  
means for evaluating and re-packaging said bid documents into bid packages by general contractors;  
means for distributing said bid packages to subcontractors by said general contractors;  
means for performing quantity take-offs and soliciting request for quotes from suppliers, wholesalers and building product manufacturers by said subcontractors;  
means for preparing bids by said suppliers, wholesalers and building product manufacturers and for submitting said bids to said subcontractors;  
means for evaluating request for quotes and compiling bids by said subcontractors for submitting to said general contractors;  
means for evaluating bids received from said subcontractors and for compiling totals into a base bid by said general contractors; and
- 15 means for submitting said base bid by said general contractors to said owners and architects.

16. A project management system as described in Claim 15 wherein said bidding function further comprises

- means for awarding contracts to general contractors by said owners and architects; and
- means for further awarding contracts to said subcontractors by said general contractors.

17. A method for managing a plurality of functions for the real estate, development, building and construction industries, said method comprising the steps of:

- receiving, storing and exchanging resource information; and
- managing said plurality of functions utilizing said information and updating, maintaining, exchanging and manipulating said information.

18. A method as described in Claim 17 wherein said method is facilitated by utilizing e-commerce.

19. A method as described in Claim 17 wherein said plurality of functions include design, bidding, building or construction, and maintenance functions.

20. A method as described in Claim 18 wherein said plurality of functions include design, bidding, building or construction, and maintenance functions.

21. A bidding system for the real estate, development, building and construction industries, said system comprising:

- means for preparing bid documents by architects and owners;
- means for evaluating and re-packaging said bid documents into bid packages by general contractors;
- means for distributing said bid packages to subcontractors by said general contractors;
- means for performing quantity take-offs and soliciting request for quotes from suppliers, wholesalers and building product manufacturers by said subcontractors;
- means for preparing bids by said suppliers, wholesalers and building product manufacturers and for submitting said bids to said subcontractors;
- means for evaluating request for quotes and compiling bids by said subcontractors for

submitting to said general contractors;

means for evaluating bids received from said subcontractors and for compiling totals into a base bid by said general contractors; and

15 means for submitting said base bid by said general contractors to said owners and architects.

22. A bidding system as described in Claim 21 wherein said system is facilitated by e-commerce.

23. A bidding system as described in Claim 21 wherein said system further comprises:

means for awarding contracts to general contractors by said owners and architects; and

means for further awarding contracts to said subcontractors by said general contractors.

24. A bidding system as described in Claim 22 wherein said system further comprises:

means for awarding contracts to general contractors by said owners and architects; and

means for further awarding contracts to said subcontractors by said general contractors.

25. A method for bidding real estate and construction development projects, said method comprising the steps of:

preparing bid documents by architects and owners;

evaluating and re-packaging said bid documents into bid packages by general

5 contractors;

distributing said bid packages to subcontractors by said general contractors;

performing quantity take-offs and soliciting request for quotes from suppliers, wholesalers and building product manufacturers by said subcontractors;

preparing bids by said suppliers, wholesalers and building product manufacturers and  
10 for submitting said bids to said subcontractors;

evaluating request for quotes and compiling bids by said subcontractors for submitting to said general contractors;

evaluating bids received from said subcontractors and for compiling totals into a base bid by said general contractors; and

15 submitting said base bid by said general contractors to said owners and architects.

26. A method as described in Claim 25 wherein said method is facilitated by utilizing e-commerce.

27. A method as described in Claim 25 wherein said method further comprises the steps of:  
awarding contracts to general contractors by said owners and architects; and  
further awarding contracts to said subcontractors by said general contractors.

28. A method as described in Claim 26 wherein said method further comprises the steps of:  
awarding contracts to general contractors by said owners and architects; and  
further awarding contracts to said subcontractors by said general contractors.

29. A project management system for managing a plurality of functions for the real estate, development, building and construction industries, said system comprising:

technical infrastructure means for enabling the system and for facilitating receiving, storing, and exchanging information; and

function management means, coupled to said technical infrastructure means, for managing at least one of said plurality of functions utilizing information stored in said technical infrastructure means, and for accessing, updating, maintaining, exchanging and manipulating said information in said technical infrastructure means;

wherein said plurality of functions include design, bidding, building or construction, and maintenance functions; and

wherein said at least one plurality of project functions comprises means for collaborating bids between owners, architects, engineers, general contractors, subcontractors, suppliers and building product manufacturers.

30. A project management system as described in Claim 29 wherein said management system is facilitated by e-commerce.

31. A project management system as described in Claim 29 wherein said bidding function comprises:

means for preparing bid documents by architects and owners;

means for evaluating and re-packaging said bid documents into bid packages by general contractors;

means for distributing said bid packages to subcontractors by said general contractors;

means for performing quantity take-offs and soliciting request for quotes from suppliers, wholesalers and building product manufacturers by said subcontractors;

means for preparing bids by said suppliers, wholesalers and building product manufacturers and for submitting said bids to said subcontractors;

means for evaluating request for quotes and compiling bids by said subcontractors for submitting to said general contractors;

means for evaluating bids received from said subcontractors and for compiling totals into a base bid by said general contractors; and

means for submitting said base bid by said general contractors to said owners and architects.

32. A project management system as described in Claim 31 wherein said bidding function further comprises:

means for awarding contracts to general contractors by said owners and architects; and

means for further awarding contracts to said subcontractors by said general contractors.

33. A project management system as described in Claim 30 wherein said bidding function comprises:

means for preparing bid documents by architects and owners;

means for evaluating and re-packaging said bid documents into bid packages by general contractors;

means for distributing said bid packages to subcontractors by said general contractors;

means for performing quantity take-offs and soliciting request for quotes from suppliers, wholesalers and building product manufacturers by said subcontractors;

means for preparing bids by said suppliers, wholesalers and building product

- 10 manufacturers and for submitting said bids to said subcontractors;  
means for evaluating request for quotes and compiling bids by said subcontractors for submitting to said general contractors;  
means for evaluating bids received from said subcontractors and for compiling totals into a base bid by said general contractors; and
- 15 means for submitting said base bid by said general contractors to said owners and architects.

34. A project management system as described in Claim 33 wherein said bidding function further comprises:

- means for awarding contracts to general contractors by said owners and architects; and  
means for further awarding contracts to said subcontractors by said general contractors.